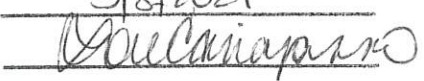




Board of Commissioners
APPROVED

3/8/2021


Lori Canapino, Town Clerk

February 19, 2021

Jay Camp
Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Proposed Amended Building Design for New Restaurant located at Matthews Festival Shopping Center.

Dear Mr. Camp:

Ziff Properties, the property owner, requests approval of the revised architectural design for an outparcel building located on the eastern-most side of Matthews Festival Shopping Center. As with the previously approved design the end-user is Bonefish Grill. The elevations were previously approved by the Board of Commissioner's on June 10, 2019. Since that time and due to the COVID-19 pandemic, Bonefish has adjusted its internal layout and operations to better address health and safety protocols in a post-pandemic environment. These alterations have reduced the size of the building footprint and triggered revised architectural elevations. While the vernacular has been altered, we feel the new design will be much more in keeping with the overall shopping facility.

Of note:

- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking, the building footprint, pedestrian connections and access points are in the same location.
- The rezoning allowed for a building footprint of 8,000 SF or less. The approved Bonefish Grill is approximately 5,620 SF with the revised building being 4,966 SF (+650 SF smaller).
- The color and material palette is in keeping with that of the rebranded Matthews Festival Shopping Center. The material and color palette is noted within the attached information.
- All landscape requirements will be met as dictated by the approved rezoning and governing ordinances.

Included with this correspondence are site plan references and the proposed elevations for the Board of Commissioner's consideration.

Sincerely,
Ziff Properties



Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival

blue
WATER
civil design

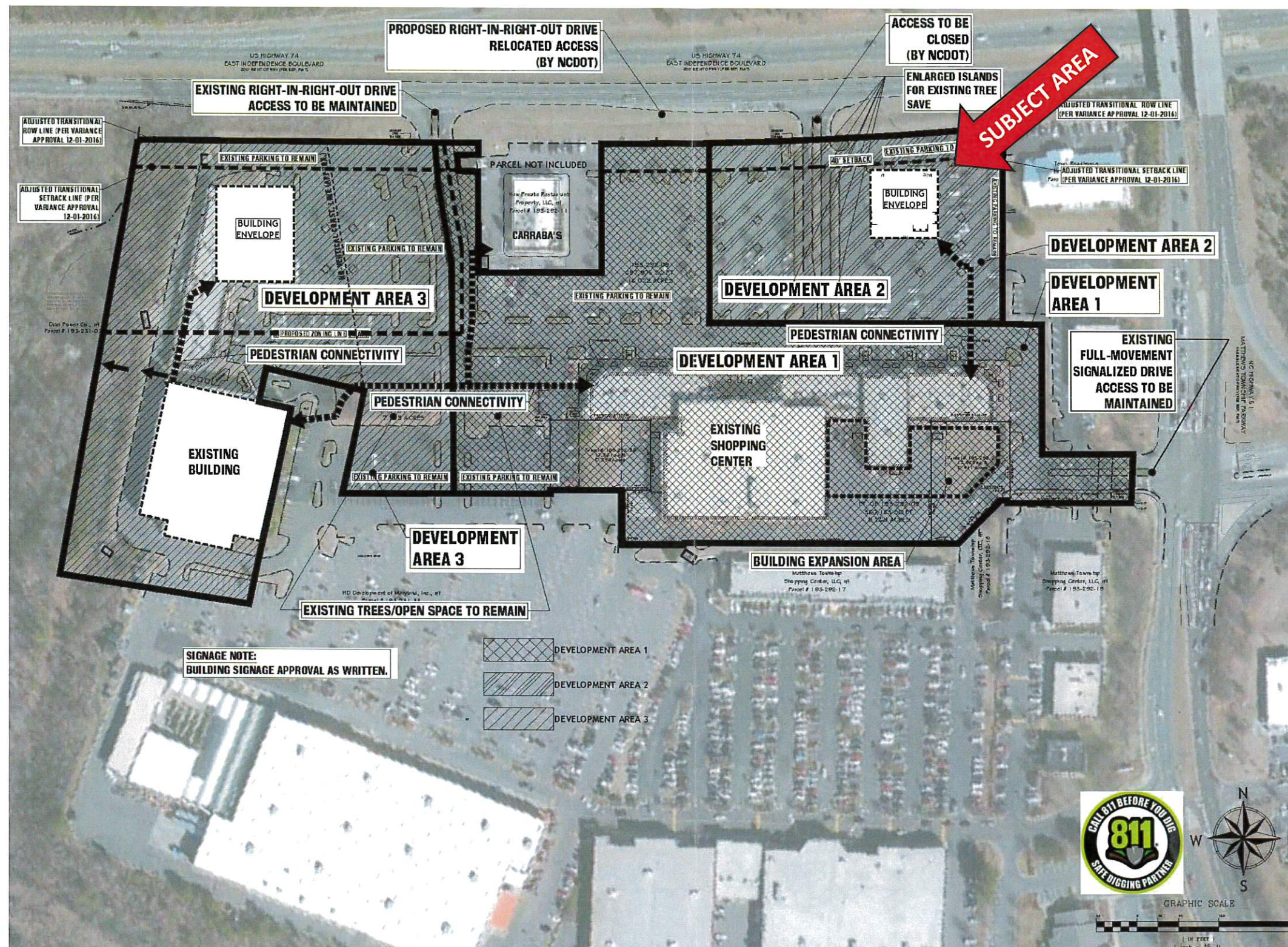
bluewater civil design, llc
19 Washington Park, Suite 100
Greenville, SC 29601
www.bluewatercivil.com • 11404@bluewatercivil.com

Correspondence to: **Advertisement**
SC 01412 • 414 1170043
NC 11032 • 414 041556

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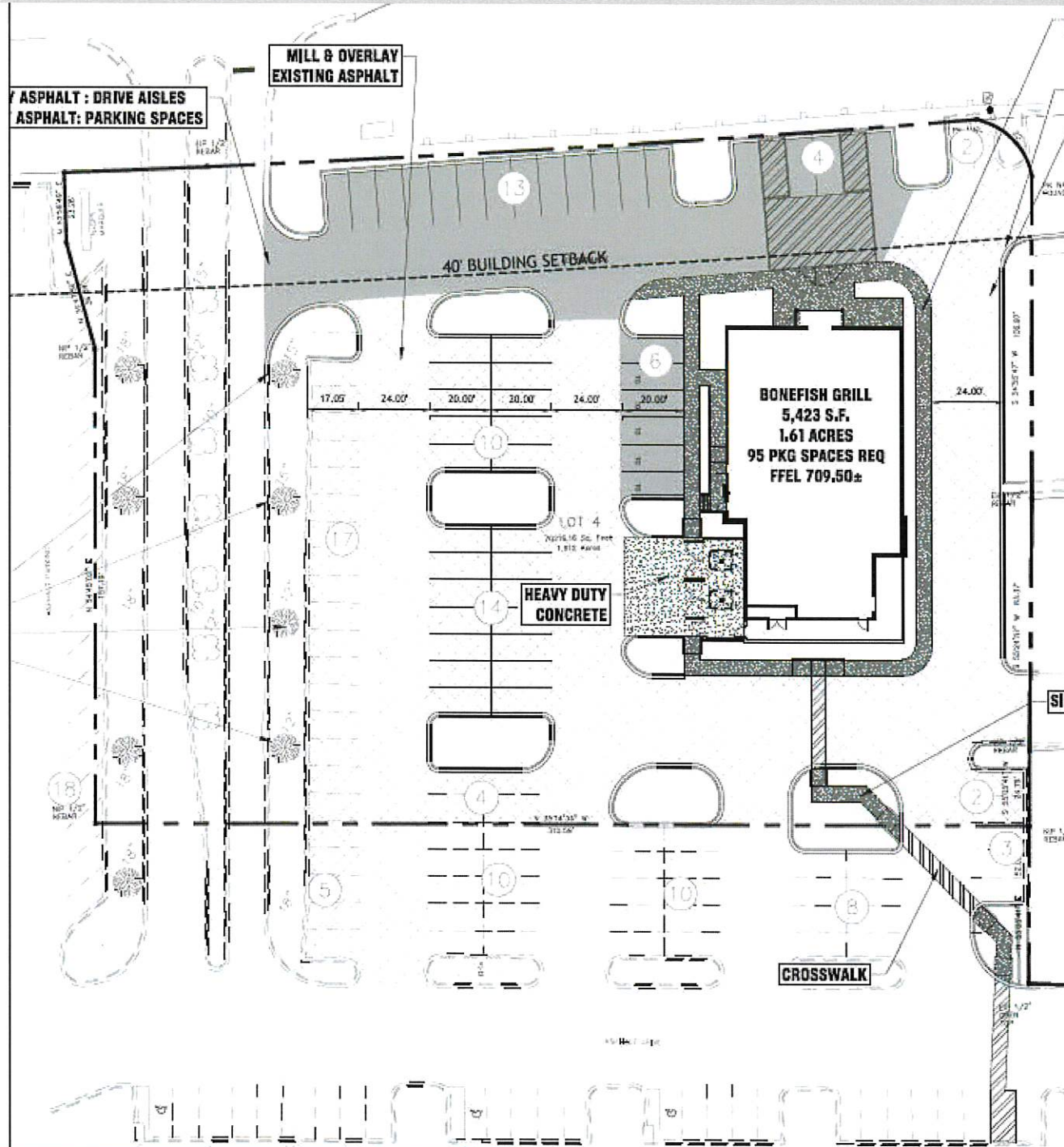
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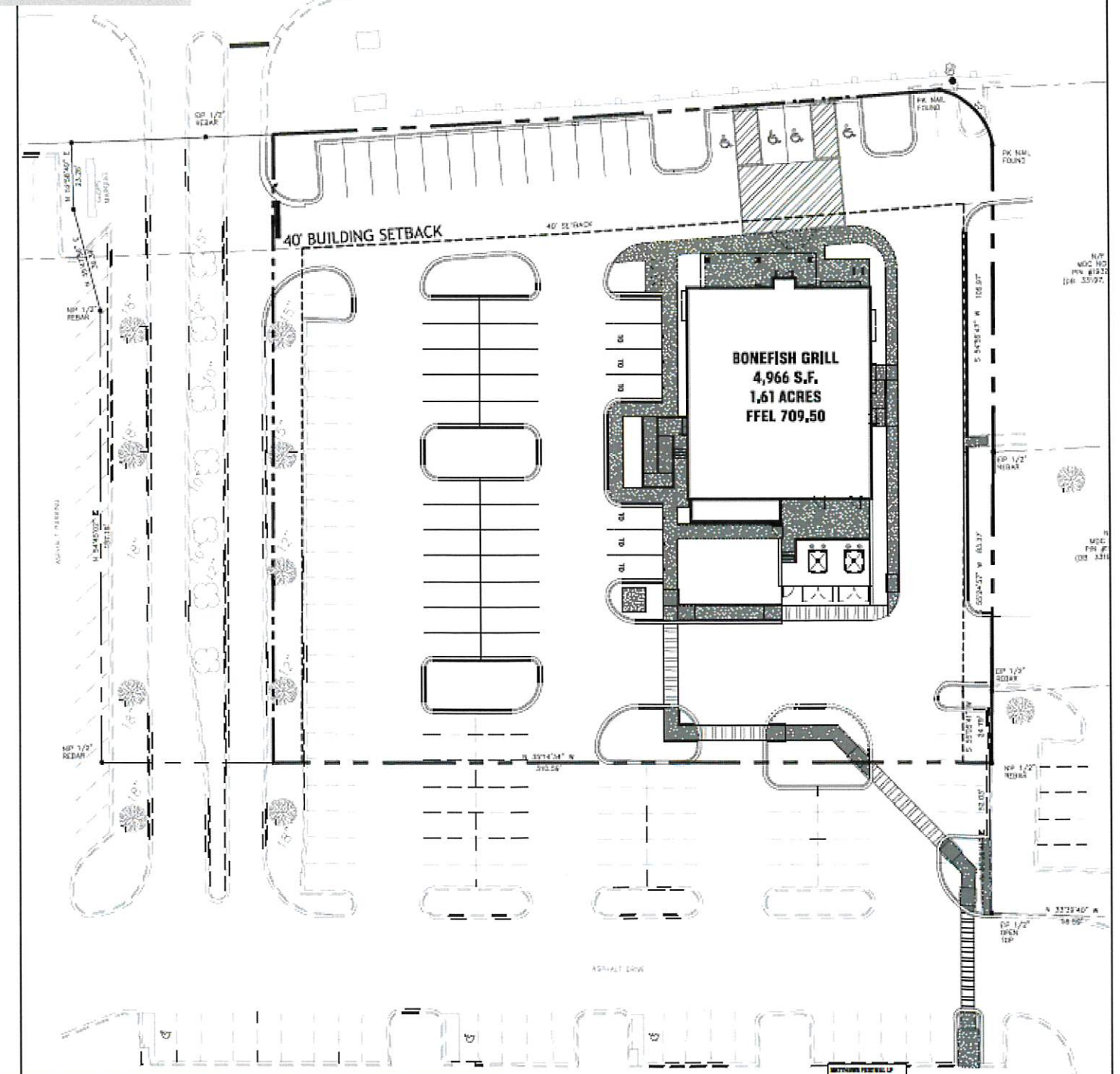
Technical Data Sheet from Approved 12/2016 Rezoning (2016-650)

Notes:

- Parking area, access, building placement, connectivity to the existing shopping center meet same intent.
- Building size has been reduced from 5,423 SF to 4,966 SF.
- All required landscaping and pedestrian access standards will be satisfied.

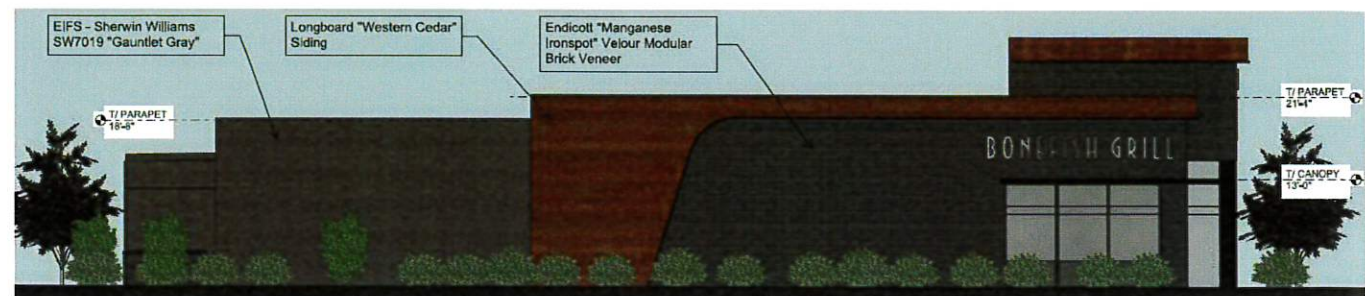


APPROVED SITE PLAN



REVISED SITE PLAN

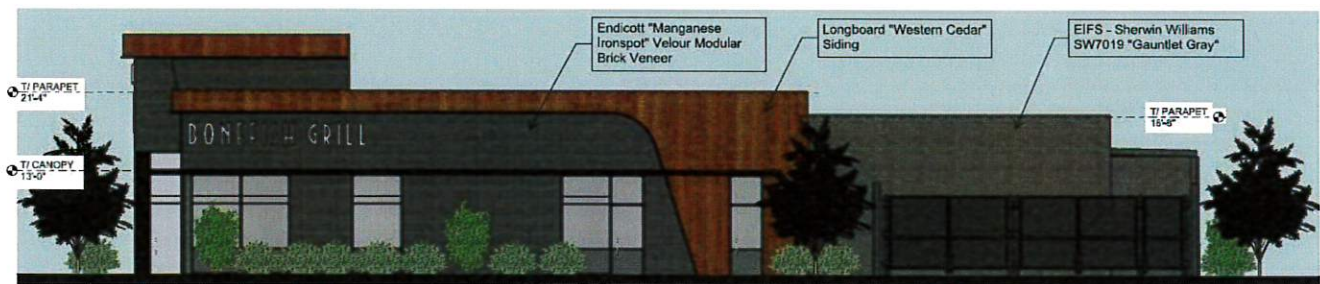
APPROVED ELEVATIONS



WEST FACADE



NORTH FACADE



EAST FACADE

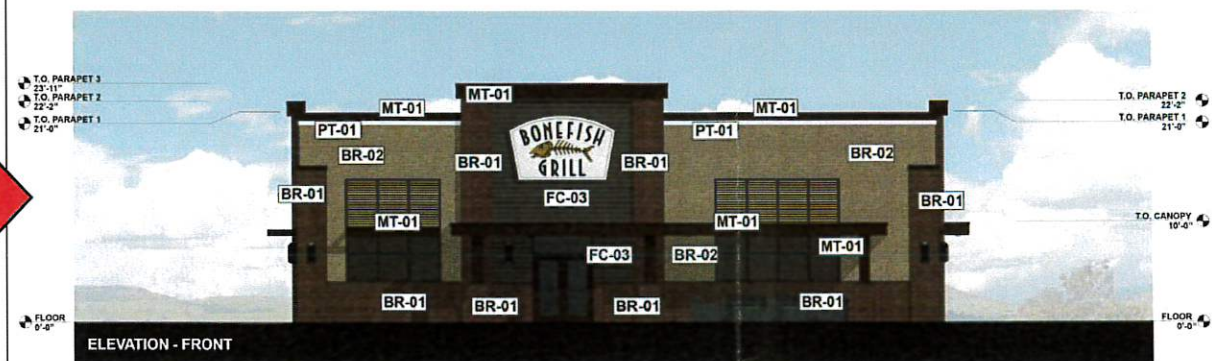


SOUTH FACADE

PROPOSED ELEVATIONS



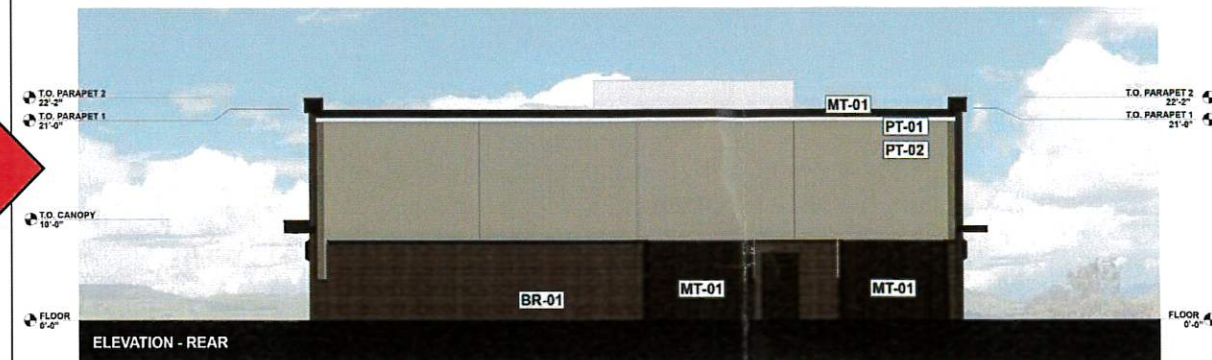
ELEVATION - SIDE



ELEVATION - FRONT



ELEVATION - SIDE



ELEVATION - REAR



MATTHEWS FESTIVAL
MATTHEWS, NC

EXTERIOR FINISH SCHEDULE

- PT-01 White Paint on Trim
Pure White
Sherwin Williams
SW 7005
- PT-02 Tan Paint or Dryvit
Rockport Gray
Benjamin Moore
HC-105
- FC-03 Fiber Cement Siding
VintageWood Bark
Nichia
- BR-01 Brick
Executive Ironspot (Velour)
Endicott
- BR-02 Brick
Light Grey Blend (Velour)
Endicott
- MT-01 Black Metal
Matte Black
Berridge



MATTHEWS FESTIVAL
MATTHEWS, NC

EXTERIOR FINISH SCHEDULE

- PT-01 White Paint on Trim
Pure White
Sherwin Williams
SW 7005
- PT-02 Tan Paint or Dryvit
Rockport Gray
Benjamin Moore
HC-105
- FC-03 Fiber Cement Siding
VintageWood Bark
Nichia
- BR-01 Brick
Executive Ironspot (Velour)
Endicott
- BR-02 Brick
Light Grey Blend (Velour)
Endicott
- MT-01 Black Metal
Matte Black
Berridge

PROPOSED ELEVATIONS



NORTH FAÇADE



EAST FAÇADE



WEST FAÇADE



SOUTH FAÇADE

NOTES (ALL NOTES ARE EXACTLY THE SAME AS ORIGINALLY APPROVED ELEVATIONS– Approval 6/10/2019)

Bonefish Grill agrees to the following conditions be placed on the exterior building construction:

- The majority of the building shall be a combination of brick, glass and synthetic wood.
- Brick shall be the building material (except for the gates) for the dumpster enclosure.
- Building signage shall be approved separately per the approved Master Sign Plan governing Matthews Festival.
- Parking shall be in compliance and meet no less than the minimum parking requirements of One (1) space per Three (3) seats PLUS One (1) space per Two (2) employees.

EXTERIOR FINISH SCHEDULE	
	PT-01 White Paint on Trim Pure White Sherwin Williams SW 7005
	PT-02 Tan Paint or Dryvit Rockport Gray Benjamin Moore HC-105
	FC-03 Fiber Cement Siding VintageWood Bark Nichiha
	BR-01 Brick Executive Ironspot (Velour) Endicott
	BR-02 Brick Light Grey Blend (Velour) Endicott
	MT-01 Black Metal Matte Black Berridge